



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.5.1
Halifax Regional Council
August 17, 2021

TO: Mayor Savage and Members of Halifax Regional Council

ORIGINAL SIGNED

SUBMITTED BY:

Councillor Lindell Smith, Chair, Halifax and West Community Council

DATE: July 13, 2021

SUBJECT: **Review of the C-2C Zone – Dutch Village Road Mixed Use Zone**

ORIGIN

July 13, 2021 special meeting of Halifax and West Community Council, Item 14.1.

LEGISLATIVE AUTHORITY

The *Halifax Regional Municipality Charter*, Part 1, Clause 25 (c) provides:

25 The powers and duties of a Community Council include

(c) recommending to the Council appropriate by-laws, regulations, controls and development standards for the community.

RECOMMENDATION

It is recommended that Regional Council direct the CAO to consider - through the ongoing zoning review initiated by Regional Council on March 23rd, 2021 - changes to the C-2C (Dutch Village Road Mixed Use) Zone. Any changes should improve safety for pedestrians and vehicles, and create space for landscaping, street trees and active transportation infrastructure. The review should consider sight triangles, building setbacks and lot coverage requirements.

BACKGROUND/DISCUSSION

Halifax and West Community Council received a request for Community Council's consideration form by Councillor Morse dated July 13, 2021 to consider changes to the C-2C (Dutch Village Road Mixed Use) Zone.

A revised motion was put on the floor and approved as outlined in "Recommendation" section of this report.

A revised motion reflected staff's recommendation that no new report request is required considering ongoing zoning review initiated by Regional Council on March 23, 2021.

For further information refer to the attached request for Halifax and West Community Council Consideration form dated July 13, 2021.

FINANCIAL IMPLICATIONS

No financial implications identified at this time.

RISK CONSIDERATION

No risk considerations were identified at this time.

COMMUNITY ENGAGEMENT

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the Emergency Management Act, Community Council meetings are being held virtually.

A meeting held on July 13, 2021 was livestreamed and video recording is available at Halifax.ca.

Community Council agendas and reports are posted on Halifax.ca, and draft minutes of the meeting will be made available on halifax.ca within three business days.

Community Council meetings are open to public attendance and members of the public are invited to address the Community Council for up to five minutes at the end of each meeting during Public Participation.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified at this time.

ALTERNATIVES

Halifax and West Community Council did not provide alternatives.

ATTACHMENTS

Attachment A: A request for Halifax and West Community Council Consideration dated July 13, 2021

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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Item No. 14.1

Request for Halifax and West Community Council Consideration		
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by Noon Thursday)	<input type="checkbox"/> Added Item (Submitted to Municipal Clerk's Office by Noon Monday)	<input type="checkbox"/> Request from the Floor
Date of Community Council Meeting: July 13, 2021		
Subject: Review of the C-2C Zone – Dutch Village Road Mixed Use Zone		
Motion for Community Council to Consider: That Halifax and West Community Council request a staff report reviewing the C-2C Dutch Village Road Mixed Use Zone within the Mainland Halifax Land Use By-law including sight triangles, the appropriateness of zero setbacks and 100% lot coverage with the goal of providing optimum setbacks on Dutch Village Road and surrounding streets for landscaping, street trees, space for active transportation infrastructure, and safety for pedestrians and vehicles similar to standards in the Centre Plan.		
Reason: The C2-C Dutch Village Road Mixed Use Zone currently allows for 100% lot coverage and does not require setbacks on Dutch Village Road and surrounding streets. These setbacks could provide much needed space for landscaping, street trees, and active transportation infrastructure similar to the standards contemplated in the Centre Plan. The inclusion of setbacks and the reduction of permitted lot coverage would greatly contribute to the use of active transportation in the area and enhance both pedestrian and vehicular safety.		
Outcome Sought: A comprehensive review of the C-2C Dutch Village Road Mixed Use Zone that allows for greater setbacks on Dutch Village Road and surround streets to permit landscaping, street trees, space for active transportation infrastructure and better pedestrian and vehicular safety similar to the standards in the Centre Plan.		
<i>Councillor Morse</i>	<i>District 10</i>	